

After Recordation, Return to

City Clerk's Office
City of Riverside, City Hall
3900 Main Street
Riverside, California 92501

No Fee - 6103 Government Code
67300

RECEIVED FOR RECORD
MAY 14 1976

15 Min. Part 3 of Book 83
At Payment of
City Clerk
Book 83, Page 67300
Recorded in Official Record
of Riverside County, California

W.H. Deayh Recorder
FEES \$

OFFER OF DEDICATION

On this 29TH day of APRIL, 1976, 8666

WILLARD A. BATZLE, a widower

irrevocably offer for dedication to the CITY OF RIVERSIDE, a municipal corporation, pursuant to the provisions of California Government Code Section 7050, for public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, that real property located in the City of Riverside, County of Riverside, State of California, and more particularly described as follows:

That portion of the East one-half of the Northwest one-quarter of the Southwest one-quarter of Section 14, Township 3 South, Range 5 West, S.B.M.; described as follows:

Beginning at the Northwest corner of Lot A (Highridge Street) of Tract 6012 as shown by map on file in Book 83 of Maps, at pages 68 and 69 thereof, Records of Riverside County, California; said point being in the South line of said Northwest one-quarter of the Southwest one-quarter of Section 14;

Thence Northeasterly along a non-tangent curve concave to the Southeast, having a radius of 48.00 feet, through a central angle of 84° 15' 29", an arc length of 70.59 feet;

Thence S. 75° 02' 18" E., a distance of 49.67 feet;

Thence Southeasterly along a curve concave to the Northeast, having a radius of 103.00 feet, through a central angle of 15° 00' 00", an arc length of 26.96 feet to a line parallel with and 30.00 feet Northerly, measured at right angles, from the centerline of said Lot A (Highridge Street);

Thence N. 89° 57' 42" E., along said parallel line, a distance of 209.15 feet, more or less, to the Easterly line of said Northwest one-quarter of the Southwest one-quarter of Section 14;

Thence Southerly along said Easterly line, a distance of 13.00 feet to the Southerly line of said Northwest one-quarter of the Southwest one-quarter of Section 14; said line also being the Northerly line of said Lot A (Highridge Street);

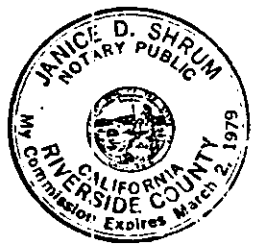
Thence S. 89° 57' 42" W., along the Northerly line of said Lot A, a distance of 341.11 feet to the point of beginning.

DESCRIPTION APPROVAL
by *[Signature]* 1/23/76 by *[Signature]*

STATE OF CALIFORNIA,
 COUNTY OF RIVERSIDE ss.

ON April 29, 1976
 before me, the undersigned, a Notary Public in and for said State, personally appeared
WILLARD A. BATZLE
 known to me,
 to be the person whose name is subscribed to the within instrument,
 and acknowledged to me that he executed the same.

WITNESS my hand and official seal.



Janice D. Shrum
 Notary Public in and for said State.
 Janice D. Shrum

ACKNOWLEDGMENT—General—McCotts Form 215—Rev. 3-64

67300

Date April 29, 1976

Willard A. Batzle
 WILLARD A. BATZLE

APPROVED AS TO FORM

Darlene J. ...
 ASST. CITY ATTORNEY

The City of Riverside, a municipal corporation, consents to the hereinaabove irrevocable offer of dedication, provided, however, this consent does not constitute acceptance of said offer of dedication at this time, but said City reserves all rights to accept said dedication at any time hereafter. The City of Riverside hereby consents to the recordation of this instrument through the undersigned, pursuant to Resolution of the City Council recorded on October 3, 1975 as Instrument No. 121827, Riverside County Records.

Dated 5-14-76

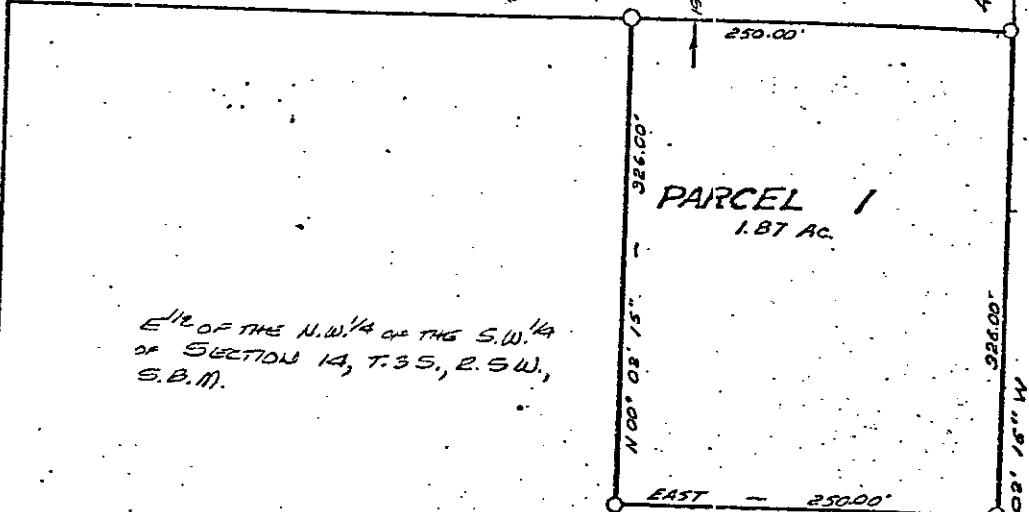
RM Rice
 Property Services Manager

67300

BRADLEY EAST

WHITEGATE AVENUE

ST.



PARCEL 1
1.87 AC.

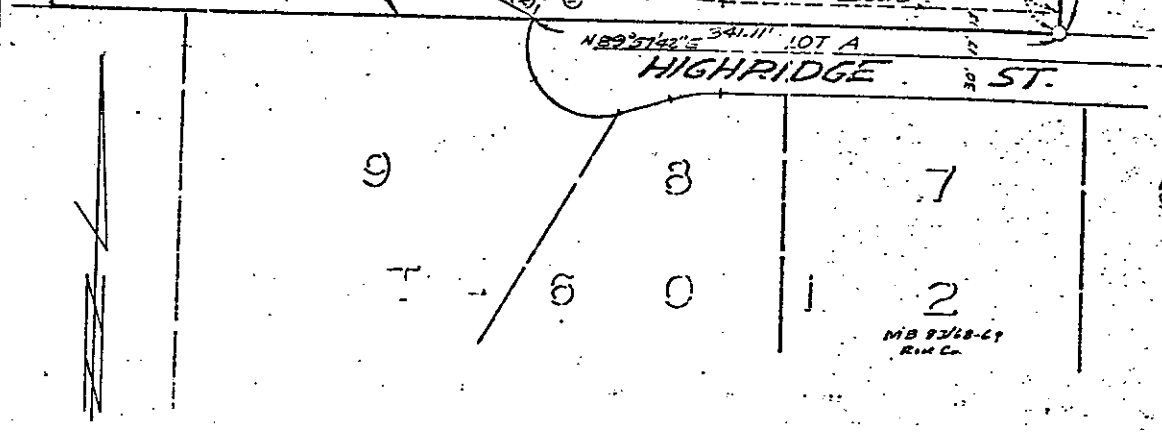
1/2 OF THE N.W. 1/4 OF THE S.W. 1/4
OF SECTION 14, T.35, R.5W,
S.B.M.

PARCEL 2
17.4 AC.

- ① CURVE DATA
R=103.00'
Δ=15° 00' 00"
L=26.96'
T=13.56'
- ② CURVE DATA
R=48.00'
Δ=81° 15' 29"
L=70.59'
T=43.41'

SLY LINE OF
N.W. 1/4 OF S.W. 1/4 SEC 14

SLY LINE OF
N.W. 1/4 OF S.W. 1/4 SEC. 14



HIGHRIDGE ST.

9 8 7
6 0 1 2

MB 9218-CY
Rid Co.

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.	SHEET 1 OF 1	5/72
SCALE: 1" = 100'	DRAWN BY A.W. DATE 11/19/75	SUBJECT P.M. 245

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